

330 W. Ponce de Leon Ave Decatur, GA 30030 www.dekalbcountyga.gov/planning

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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

Zoning Board of Appeals Meeting Date Wednesday, July 14, 2021 at 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/j/87275479386

Or Telephone:
Dial:
USA 602 333 0032
USA 8882709936 (US Toll Free)
Conference code: 476725

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 11:00 am on the date of the public hearing.

Email the DeKalb County Department of Planning and Sustainability at plansustain@dekalbcountyga.gov

AGENDA

DEFFERRED ITEMS:

D1 A-21- 1244824 (Deferred from 5/12/2021 meeting) 18-046-03-140 3152 CHAPEL STREET, SCOTTDALE, GA 30079 **Commission District 04 Super District 06**

Application of Scott Ball to request variances from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front, side, side corner, and rear yard building setbacks for proposed detached single-family structure, relating to Tier II of the Scottdale Overlay district. The property is located at the northeast corner of Chapel Street, at 3152 Chapel Street Scottdale, GA 30079.

D2 A-21- 1244827 (Deferred from 6/9/2021 meeting) 18-249-01-124 3134 SMOKESTONE COURT, ATLANTA, GA 30345 **Commission District 01 Super District 07**

Application of April Ingraham to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum height of a proposed retaining wall, relating to the R-100 district. The property is located north of Smokestone Court, at 3134 Smokestone Court Atlanta, GA 30345.

D3 A-21- 1244915 (Deferred from 6/9/2021 meeting) 18-004-18-003

415 EMORY DRIVE, ATLANTA, GA 30307

Application of Rosalie Ezekiel- Ezekiel Poelker Architects to request two variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the side yard setback, and (2) to increase the maximum allowed lot coverage for a proposed detached accessory structure, relating to the R-75 zoning district and the Druid Hills Historic district. The property is located east of Emory Drive, at 415 Emory Drive Atlanta, GA 30307.

D4 A-21- 1244917 (Deferred from 6/9/2021 meeting) 18-106-10-002 1016 BURTON DRIVE, ATLANTA, GA 30329

Commission District 02 Super District 06

Commission District 02 Super District 06

Application of Mel and Daliah Cohen to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed rear addition, relating to the R-85 zoning district. The property is located west of Burton Drive, at 1016 Burton Drive Atlanta, GA 30329.

D5 A-21- 1244922 (Deferred from 6/9/2021 meeting) 15-156-08-018 2217 TROUTDALE DRIVE, DECATUR, GA 30032 **Commission District 03 Super District 07**

Application of Christopher Shayne Adams to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to allow a detached accessory structure (garage) to be located on the side of the principle structure, relating to the R-75 zoning district. The property is located at the southwest corner of Troutdale Drive and Troutdale Court, at 2217 Troutdale Drive Decatur, GA 30032.

D6 A-21- 1244920 (Deferred from 6/9/2021 meeting) 18-105-02-055 1241 BILTMORE DRIVE, ATLANTA, GA 30329 **Commission District 02 Super District 06**

Application of MDI Homes, LLC. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard corner setback for a proposed detached two-story single-family structure, relating to the R-85 zoning district. The property is located at the southwest corner of Biltmore Drive and Adelia Place, at 1241 Biltmore Drive Atlanta, GA 30329.

NEW ITEMS:

N1 A-21- 1245004 16-167-06-003 2396 ROCK CHAPEL ROAD, LITHONIA, GA 30058 **Commission District 05 Super District 07**

Application of Hanna Casswell/Casswell Design Group, LLC. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to vary from the paving surface requirements for a proposed truck parking lot, relating to the M zoning district. The property is bounded between Rock Chapel Road and Pine Mountain Street, at 2396 Rock Chapel Road, Lithonia, GA 30058.

15-195-08-035

1630 SOUTH INDIAN CREEK DRIVE, STONE MOUNTIAN, GA 30083

Application of Sarah Powell to request two variances from Chapter 27 of the DeKalb County Zoning Ordinance (1) to reduce the require transitional buffers to expand an existing legal non-conforming structure, and (2) to vary from the streetscape requirements, relating to the O-I zoning district. The property is located east of South Indian Creek Drive, at 1630 South Indian Creek Drive Stone Mountain, GA 30083.

N3 A-21- 1245006 15-179-08-014 & 15-179-08-013 293 & 295 WARREN STREET, ATLANTA, GA 30317 **Commission District 03 Super District 06**

Application of Brandon Steinbook to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setbacks for a proposed carport, relating to the R-75 zoning district. The properties are located west of Warren Street, at 293 & 295 Warren Street, Atlanta, GA 30317.

N4 A-21- 1245007 18-285-03-069 3540 JANIE COURT, CHAMBLEE, GA 30341 **Commission District 01 Super District 07**

Application of Linda Diulus to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed addition, as well as to bring the existing legal non-conforming structure into compliance, relating to the R-100 zoning district. The property is located north of Janie Court, at 3540 Janie Court, Chamblee, GA 30341.

N5 A-21- 1245008 18-105-01-008 1186 BILTMORE DRIVE, ATLANTA, GA 30329 Commission District 02 Super District 06

Application of Arkadiy Matator to request two variances from Chapter 27 of the DeKalb County Zoning Ordinance (1) to reduce the side corner yard setback, and (2) increase the allowed maximum threshold elevation for a proposed detached single-family structure, relating to the R-85 zoning district. The property is located on the southwest corner of Biltmore Drive and Arborvista Drive, at 1186 Biltmore Drive, Atlanta, GA 30329.